

CHAPTER 1

COMMUNITY PROFILE

Summary

Community planning is intended to build consensus on who, will do what, when and with what limited resources. When should we stay the course, and when should we change and adapt to a changing environment? How a community addresses these issues is one of the most predictive actions in identifying successful cities and towns.

This community profile is a first step. The trends and influences that have shaped the past will continue to some extent in the future. Therefore, understanding and using this information is critical to guiding future success. This segment of the plan update looks at past trends and offers a profile of our community as it exists today — and how it might be in the future.

A PROFILE OF THE AVERAGE HICKMAN RESIDENT

1980

- > White, 27.8 years old, of multiple heritage, primarily German ancestry
- > Married, living in a family household of 2.89 persons
- > Lived in same house 5 years or more
- > Employment is typically in precision, craft, repair, or service industry; administrative support/clerical or sales earning between \$17,892 — 20,724
- > Works in Lincoln or surrounding community with a 20 minute commute
- > Owns 2 vehicles
- > Is a high school graduate, possible with some college
- > Lives in own single family home worth about \$37,600, and built prior to 1940.

1990

- > White, 29.3 years old, of German ancestry
- > Married and living in a family household of 2.97 persons
- > could just as easily lived in same home or other home 5 years before
- > Employed in precision, craft, repair or service industry, administrative support/clerical, or profession earning between \$25,292 — 28,214
- > Travels about 22.5 minutes to work
- > Owns 2 vehicles
- > Is a high school graduate, possibly with some college/associate degree
- > Lives in own single family home built between 1970-1979 and valued at about \$47,700

Introduction

Hickman is located in south central Lancaster County adjacent to State Spur 55-G (Hickman Road) and Lancaster County 68th Street. It also lies on railroad lines of both the Burlington Northern and the abandoned Missouri Pacific rail system. The City of Lincoln, a major influence in the community, lies 10 miles to the north. Historically, the area between Hickman and Lincoln has been primarily rural and devoted to agriculture. However, portions of the area especially adjacent to Lincoln and north of Saltillo Road, have acreage housing development. The area within the city limits is essentially developed, while the area within the one-mile zoning jurisdiction is primarily in agricultural use, although, acreage housing development is beginning to take place north of Roca Road.

Other communities, all smaller than Hickman, lie within a six-to seven-mile radius of the city: Roca, Panama, Holland, Firth, Sprague, Martell, and Princeton. Communities lying outside Lancaster County, but of interest to local residents include Crete to the west and Cortland and Beatrice to the south. However, because of its employment, services and populations size, Lincoln clearly represents the dominant community influence on Hickman.

Hickman is situated within the Salt Creek watershed on the upper reaches of Salt Creek itself. It lies within the territorial responsibility of the Lower Platte South Natural Resources District. Wagon Train and Stagecoach Lakes, flood control and recreation projects, are in close proximity to the city and main highway access to each from Lincoln is through Hickman.

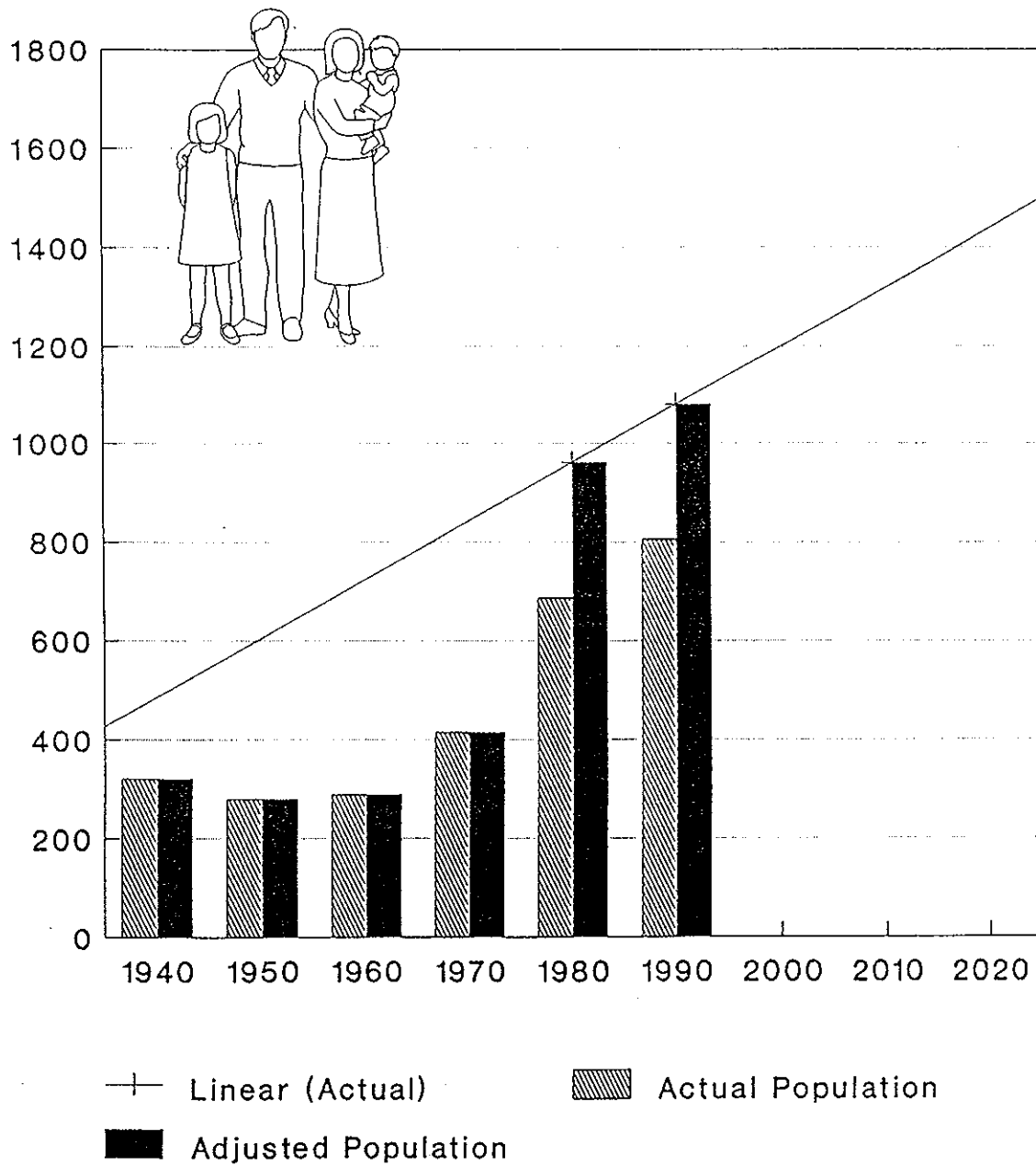
The city has been part of the consolidated Norris School District No. 160 since 1964, with all school facilities (elementary, junior and senior high schools) located on a site several miles south of Hickman. The Hickman Rural Fire Protection District is centered on the community and provides service to Hickman and the surrounding area totaling more than 50 square miles.

The city itself presents some physical development constraints. The original townsite has been developed in mostly single-family homes with a few apartments and townhomes. A few scattered vacant lots exist. Newer development, primarily on the eastern side of town is represented by single-family homes and the subdivisions are essentially fully developed. The grid system of the older area has given way to curvilinear streets in the newer area. The Salt Creek flood plain and railroad to the west pose barriers to development. North and east are the only logical directions for growth potential.

Population Trends

Until 1960, the population of Hickman was characteristically stable. Since 1960 the population of Hickman has grown from 288 to 1081 in 1990, a phenomenal 275.3%. Hickman remains the third largest community in Lancaster County as shown in Table 1, and has grown from a village classification to a city of second class. While Lancaster County has maintained a steady 1% annual growth rate since 1990, Hickman grew at a rate of approximately 4.7% per year between 1980 and 1990.

Hickman, Nebraska Population Projection 1940 to 2020



Source: US Census, 1990

Figure 1

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Population

Table 1

Population Trends of Lancaster County Communities 1970-1990

Community	1970	1980	% Change 1970-1980	1990	% Change 1980-1990
Bennet	489	523	7.0%	544	4.0%
Davey	163	190	16.6%	160	-15.8%
Denton	151	164	8.6%	161	-1.8%
Firth	328	384	17.1%	471	22.7%
Hallam	280	290	3.6%	309	6.6%
Hickman	415	687	65.5%	1,081	57.4%
Lincoln	149,518	171,932	15.0%	191,972	11.7%
Malcolm	132	355	169%	181	-49.0%
Panama	153	160	4.6%	207	29.4%
Raymond	187	179	-4.3%	167	-6.7%
Roca	118	130	10.2%	84	-35.4%
Sprague	119	168	41.2%	157	6.6%
Waverly	1,152	1,726	49.8%	1,869	8.3%
Lancaster County	167,972	192,884	14.8%	213,641	10.8%

Source: U.S. Bureau of Census, Census of Population 1970, 1980, 1990
Nebraska State Data Center, UNO, Center for Public Affairs Research

The distribution of population by age group (Table 2), indicates historical trends and helps to determine services such as schools and elderly services that will be needed in the future. The largest growth between 1980 and 1990 occurred in the 5-17 year old group and the 25-44 year old group. The 5-17 year age group grew by 103 persons while the 25-44 age group increased by 180 persons. The 0-4 year age group grew by 55 persons while the 45-54 year age group increased by 46 persons. This pattern indicates the infusion of young families into the community. Over the next ten to twenty years, the aging of these groups will have implications on housing, education, labor and health care industries. Unless more persons age 60 and over move into Hickman, the community will see a slight reduction in the population of the age 65 and over in the next decade.

Table 2

**Comparative Age Composition
of the Population 1980-1990
Hickman, Nebraska**

1980			1990		
Age	M & F Total	% of Total	Age	M & F Total	% of Total
0-4	61	8.9%	0-4	116	10.7%
5-17	183	26.6%	5-17	286	26.5%
18-20	32	4.7%	18-20	30	2.8%
21-24	30	4.4%	21-24	35	3.2%
25-44	217	31.6%	25-44	397	36.7%
45-54	43	6.3%	45-54	89	8.2%
55-59	11	1.6%	55-59	21	2.0%
60-64	22	3.2%	60-64	23	2.1%
65-74	50	7.3%	65-74	34	3.2%
75 +	38	5.5%	75 +	50	4.6%
1980			1990		
Under 18 Years - 244			Under 18 Years - 402		
% of Population - 35.5%			% of Population - 37.2%		
65 and Over - 88			65 and Over - 84		
% of Population - 12.8%			% of Population - 7.8%		
Median - N/A			Median - 29.3		
Total Female - N/A			Total Female - 534		
Total Male - N/A			Total Male - 547		
Total Population - 687			Total Population - 1,081		

Source: U.S. Bureau of Census, Census of Population 1980, 1990

Nebraska State Data Center, UNL

Prepared by JEO

Household Characteristics

Household characteristics depicted in Table 3 for Lancaster County and Hickman mimic population growth for the same period. In Lancaster County persons per household decreased, therefore more households were formed relative to the population growth than in Hickman. In Hickman, persons per household actually increased contrary to the national trend of diminishing household size. This increasing household size would tend to indicate that the in-migration Hickman is experiencing is of families with children. Community image and the perceived quality of the school district are influencing factors. The community may experience demands for the recreational services or facilities with Hickman for the children and youth of these families. The influx of families with children will support the viability, stability and sustainability of Hickman for the future.

Table 3

Hickman, Nebraska
 Lancaster County, Nebraska
 Household Population 1980 & 1990

	Hickman			Lancaster		
	1980	1990	% Change	1980	1990	% Change
Total Population	687	1,081	57.4	192,884	213,641	10.8
Household Population	687	1,081	57.4	180,580	202,170	11.9
Group Quarters Population	0	0	0	12,304	11,471	-6.8
Number of Households	242	364	50.4	71,944	82,759	15.0
Population Per Household	2.89	2.97	2.81	2.51	2.44	-2.8

Source: U.S. Census, Census of Population & Housing
 Prepared by: JEO

Poverty

While the incidence of poverty in Hickman was higher than the county, it was lower than the rate of poverty for the state in 1980. By 1990, however, the number of families with incomes below poverty level increased by 41, but the percent of all families with incomes below poverty level dropped to 5.0%, which is lower than the level for both the county and the state. Poverty level equates to 44% of the county median household income, or \$12,674 for a family of four. Low income is defined by the Department of Housing and Urban Development (HUD) as income below 80% of the city's or county's median household income. According to a report issued by HUD in July 1993, 50.27 percent of households in Hickman have low or moderate incomes.

Household and Family Income
Poverty Status
Hickman, Nebraska
1980 and 1990

Table 4

Income	FAMILY			HOUSEHOLD		
	1980 (%)	1990 (%)		1980 (%)	1990 (%)	
Less than \$5,000	9 (4.9)	3 (1.0)		29 (12.2)	12 (3.3)	
5,000-9,999	6 (3.2)	11 (3.7)		22 (9.2)	27 (7.4)	
10,000-14,999	35 (18.9)	20 (6.8)		45 (18.9)	29 (18.9)	
15,000-24,999	86 (46.5)	81 (27.6)		91 (38.2)	110 (30.3)	
25,000-34,999	35 (18.9)	80 (27.2)		37 (15.5)	85 (23.4)	
35,000-49,000	10 (5.4)	52 (17.7)		10 (4.2)	53 (14.6)	
50,000 and up	4 (2.2)	47 (16.0)		4 (1.7)	47 (12.9)	

	1980			1990		
Median Income						
Household	15,925	17,428	18,056	26,016	28,909	25,292
Family	19,122	21,381	20,040	31,634	36,467	28,214
Poverty Status						
No. of Families	414,503	47,906	185	418,471	53,360	294
No. of Families with Poverty Income	33,340	2,570	13	33,509	3,222	54
% of Families with Poverty Income	8.0	5.4	7.0	8.0	6.0	5.0

Source: US Bureau of Census, 1980, 1990 (JEO)

Income

Median Household income was higher in Hickman than for the County or the State in 1980. Whereas the median family income was higher than the state, it was lower than the county in the same year. According to the 1990 Census figures, Lancaster County's median household income grew by 65.9% between 1980 and 1990, while the State's median household income grew by 63.4%. In Hickman, median household income grew by 40.1% and median family income increased by 40.8% between 1980 and 1990. While the income of Hickman residents is increasing, the pace of growth is far below the county's or state's.

Population Projections
Hickman, Nebraska
2000, 2010, 2020

Table 5

Year	POPULATION PROJECTION		
	LOW	MEDIUM	HIGH
2000	1111	1194	1565
2010	1175	1319	2173
2020	1322	1457	2897

Factors Affecting Growth and Population Projections

Future population growth depends on a number of factors. A key element is the basic attractiveness of the city and its surroundings combined with its rural location in close proximity to the major economic and population center of Lincoln. Another element is community receptiveness to further growth. The community has acknowledged that its location and living environment are likely to continue to attract prospective new residents, but Hickman is not committed to population growth alone. To the extent that additional growth takes place, the community is committed to seeing that its desirable small town character is not lost in the process.

Current Lancaster county development policy is another factor affecting the potential growth of Hickman. According to the 1993 Lincoln-Lancaster County Comprehensive Plan dated June 11, 1993, new growth should be concentrated "in the Lincoln urban area and in the villages throughout Lancaster County." This policy, aimed at preserving agriculture and environmental qualities in the county, suggests that Hickman and other villages in the county will receive additional population growth.

Continued job development and population growth is forecast for Lancaster County over the next 20 years. The estimated population growth at a rate of slightly over 1% per year is 271,000 by the year 2015, according to the 1993 Lincoln-Lancaster County Comprehensive Plan. While the greatest part of this growth undoubtedly will focus on Lincoln, even a small portion of this increase attracted to the rural atmosphere of Hickman and the other villages will have major impacts. To the extent that Lincoln city policies influence the rate of job development and housing location of prospective residents, will influence the smaller community growth rates.

Housing development decisions in terms of available buildable lots, the cost of housing and housing types will have a major influence on the growth and growth rate of Hickman.

Other factors influencing the community's growth rate are the availability of land and the costs of improvements (utilities and streets) to serve new development. If community policies call for any new development to be located contiguous with current development, the availability of land so situated depends on individual landowner decisions. Costs of service extensions and electrical systems suggest a possible slower rate of development of community growth in the near term until subdivisions can be developed with service extensions.

Projections

The population growth Hickman has experienced since the 1970's has been due in large part to the development of the Sanitary Improvement District which was eventually annexed in 1987. City decision makers need to determine what level of growth is desirable in the future.

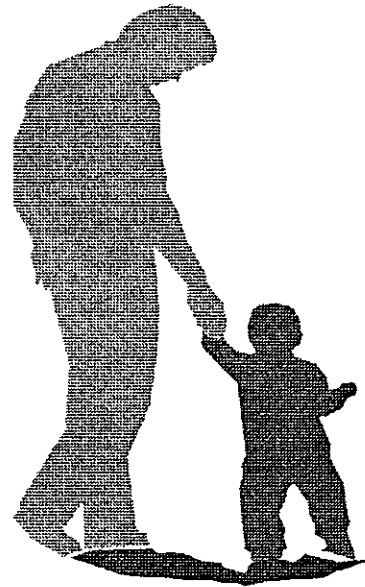
Three levels of population projections have been developed based upon differing scenarios. The projections are shown in Table 5. Housing development will be key in future growth. Development in recent years has been rapid because at least in part of low cost developed and available lots, availability of new housing at a modest price, and low interest rates.

Once all lots in the former SID are built upon, a new subdivision will be needed for future housing development. The city has control over whether or not a new subdivision is developed and annexed, the size, the location, and the rate of development. Lot costs in any new subdivision will be higher than in the previous developments because of the cost of extending city services and the current value of land. Obviously, these costs ultimately affect housing prices which may affect desirability of building or purchasing a home in Hickman.

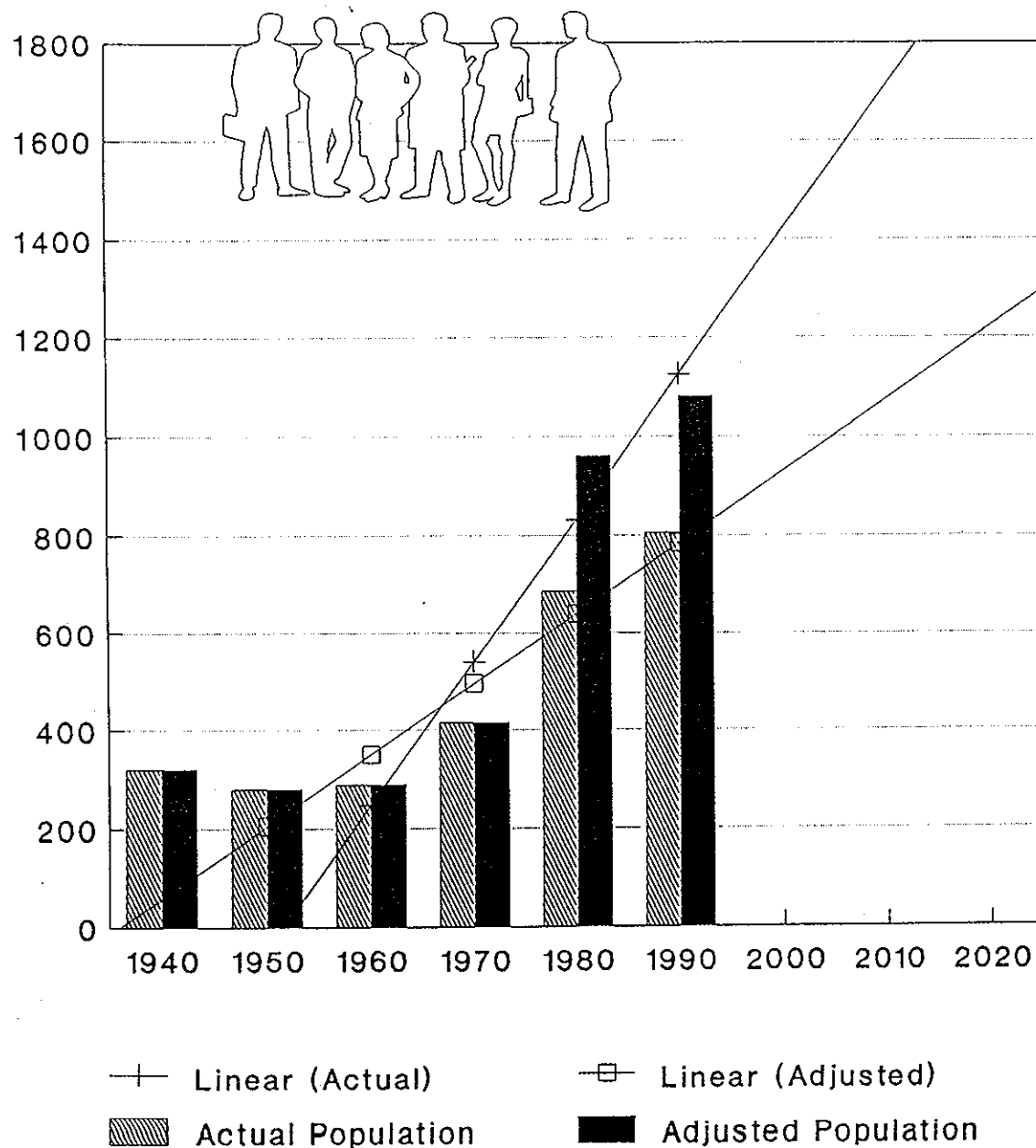
The low projection would be achieved by the eventual development of what lots are currently available and through natural increase (more births than deaths). Growth by 2000 would be 30 persons, 64 more by 2010 and an additional 147 persons in 2020.

The medium projection approximates the projected growth of Lancaster County at roughly one percent per year or 10.5% per decade. For a growing community, this rate is manageable.

The high projection would repeat the historic growth trend for the past twenty years and would require an aggressive growth and development plan.



Hickman, Nebraska Population Projection High/Low Projections: 2000-2020



Source: US Census, 1990
Figure 2

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Housing Characteristics

According to the 1990 Census, 96 new housing units were added to the Hickman housing stock between 1980 and 1990 (Table 6). Of the total of 378 housing units, 79.9% or 291 were owner-occupied and 73 or 20.1% were renter-occupied. This compares to 60.5% and 39.6% for the County, respectively. Both renter-and owner-occupied housing increased. The homeowner vacancy rate is quite low, while the renter vacancy rate indicates a good market selection of rental housing. However, based on a local official interview, the rental market is currently extremely strained.

Table 6

Housing Units By Occupancy and Tenure Lancaster County and Hickman 1980-1990

	Lancaster County		Hickman	
	1980	1990	1980	1990
Total Housing Units	76,378	86,734		378
Occupied Housing Units		82,759		364
Owner Occupied	65,820	50,104		291
Percent	86.2%	60.5%		79.9%
Renter Occupied		32,655		73
Percent		39.6%		20.1%
Homeowner Vacancy Rate (Percent)		1.1%		1.4%
Renter Vacancy Rate (Percent)		5.8%		8.8%
Persons per Owner-Occupied Unit		2.69		3.16
Median Value, Owner Occupied	\$47,200	\$62,200		\$46,300
Contract Rent, Renter Occupied	\$191	\$322		\$238

Source: Bureau of the Census
Prepared by JEO

As demonstrated in (Table 7), there was an increase of all types of structures between 1980 and 1990. The greatest increase was in one-unit structures. Lancaster county added more multiple unit structures to its overall housing stock, thus reducing the proportion of single-unit structures. Both Lancaster County and Hickman increased the number and proportion of mobile homes.

Table 7

Housing Stock Profile
Lancaster County and Hickman 1980, 1990

Hickman	1980		1990	
	Number	Percent	Number	Percent
Total Housing Units			378	
Number of Units in Structure				
1 Unit			311	82.3%
2-4 Units			8	2.1%
5-9 Units			8	2.1%
10 or more			29	7.7%
Mobile Home Units			22	5.8%
Lancaster County				
Total Housing Units			86,734	
Number of Units in Structure				
1 Unit			56,932	65.6%
2-4 Units			8,328	9.6%
5-9 Units			3,351	3.9%
10 or More			5,080	5.9%
Mobile Home Units			13,043	15.0%

Source: Census of Housing 1980, 1990 - Prepared by JEO

A comparison of owner-occupied housing values is shown in (Table 8). Hickman has no housing over \$99,999. The addition of homes in a range over \$100,000 may attract another segment of the real estate market to Hickman. Median values have not kept pace with the county at large. The presence of modest price newer housing, however is a plus for young families and first time homeowners.

Table 8

Hickman, Nebraska
Value of Owner-Occupied Housing Units, 1990

	Hickman		Lancaster County	
	Number	Percent	Number	Percent
Less than \$50,000	169	64.0%	12,021	28.4%
\$50,000 to \$99,999	95	36.0%	24,567	58.1%
\$100,000 to \$149,999	-		4,040	9.5%
\$150,000 to \$199,999	-		1,018	2.4%
\$200,000 to \$299,999	-		539	1.3%
\$300,000 or more	-		130	.3%
*Total Units	264		42,315	
Median Value	\$46,300		\$ 62,200	
*This value represents a sample and not actual count				

Source: Bureau of the Census, 1990 - Prepared by JEO

(Table 9) shows a distribution of rents among renter-occupied housing. Rents are about average. Just over 40 percent of renters pay between \$300-499 per month, while another 26 percent pay less than \$200 per month rent. The median rent is \$302, which is slightly below the Lancaster County median. Twenty-three percent of renters pay rent exceeding 35% of their income.

Table 9

**Gross Rent and
Rent as a Percentage of Income
Hickman, Lancaster County, Nebraska
1989**

Gross Rent	Hickman	Lancaster
Specified renter-occupied housing units	72	32,241
Less than \$200	19	2,134
\$200-\$299	14	6,004
\$300-\$499	29	17,718
\$500-\$749	5	5,207
\$750-\$999	0	467
\$1,000 or more	0	221
No cash rent	5	490
Median (dollars)	302	378
Gross Rent as a Percentage of Household Income in 1989		
Specified renter-occupied housing units	72	32,241
Less than 20 percent	24	10,248
20 to 24 percent	5	5,029
25 to 29 percent	12	3,801
30 to 34 percent	3	2,419
35 percent or more	23	9,907
Not Computed	5	837
Source: 1990 Census of Population and Housing - JEO		

The distribution of the age of housing in Hickman is shown in (Table 10). A total of 62.8 percent of housing was built after 1969. Only 19.3 percent or 71 homes are over fifty years old. Generally, the older the home, the more costly the maintenance, repair or renovation. Hickman housing stock provides a good balance in terms of age. A housing condition study may be desirable if the community is interested in housing rehabilitation or development funds from the Department of Housing and Urban Development.

Given the population profile, future housing development for Hickman might include more housing in the \$75,000 to \$99,999 range, a small portion of future housing units will depend on the population projection accepted by the community and decision makers.

Table 10

Age of Housing
Hickman, Nebraska 1990

Year Structure Built	No. of Units (%)
1989-March, 1990	4 (1.1)
1985-1988	5 (1.4)
1980-1984	24 (6.5)
1970-1979	193 (53.8)
1960-1969	47 (12.8)
1950-1959	11 (3.0)
1940-1949	8 (2.2)
1939 or earlier	71 (19.30)
	*368

*This number reflects a survey and not the total count
Source: US Dept. of Census, 1990 Census of Population and Housing - JEO